030.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	962,300 / 962,300
					USE VALUE:	962,300 / 962,300
					ASSESSED:	962,300 / 962,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BASSO TODD & ANITA	
Owner 2:		
Owner 3:		
Street 1:	47 TUFTS STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	CUMMINGS JANICE M -
Owner 2:	DISESSA LORRAINE -
Street 1:	47 TUFTS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1939, having primarily Aluminum Exterior and 2288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4865.000	503,400	6,100	452,800	962,300
Total Card	0.112	503,400	6,100	452,800	962,300
Total Parcel	0.112	503,400	6,100	452,800	962,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.59 | /Parcel: 420.59

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 21176

GIS Ref

GIS Ref

Insp Date 08/19/17

!2543!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	503,400	6100	4,865.	452,800	962,300		Year end	12/23/2021
2021	104	FV	481,000	6100	4,865.	452,800	939,900		Year End Roll	12/10/2020
2020	104	FV	481,000	6100	4,865.	452,800	939,900	939,900	Year End Roll	12/18/2019
2019	104	FV	376,100	6100	4,865.	481,100	863,300	863,300	Year End Roll	1/3/2019
2018	104	FV	376,100	6100	4,865.	350,900	733,100	733,100	Year End Roll	12/20/2017
2017	104	FV	349,100	5100	4,865.	305,600	659,800	659,800	Year End Roll	1/3/2017
2016	104	FV	349,100	5100	4,865.	260,300	614,500	614,500	Year End	1/4/2016
2015	104	FV	311,800	5100	4,865.	254,700	571,600	571,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:40:00

LAST REV

Date	Time
02/25/20	09:38:48

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2543

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUMMINGS JANICE	1406-97		10/14/2011		547,600	No	No		
CUMMINGS JANICE	1090-38		1/3/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	21176
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2019	1005	Redo Bat	8,000	C				
3/28/2017	329	Rep.Chim	2,800					
2/14/2017	154	Redo Kit	21,800	C				
6/3/2014	580	Redo Bat	13,200					
12/21/2012	13	Manual	7,300	C				
6/30/2012	684	Demoliti	6,000					& REPL STAIRS & WA

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
6/23/2014	Info Fm Prmt	PC	PHIL C
1/14/2012	MLS	EMK	Ellen K
4/28/2009	Measured	163	PATRIOT
4/8/2000	Inspected	268	PATRIOT
2/23/2000	Measured	263	PATRIOT
8/9/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4865		Sq. Ft.	Site		0	80.	1.16	1									452,760						452,800	

Total AC/HA:	0.11169	Total SF/SM:	4865	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	452,760	Spl Credit		Total:	452,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10891604
Const Adj.:	0.99853182
Adj $ / SQ:	199.312
Other Features:	128303
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683961
Depreciation:	180566
Depreciated Total:	503395

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

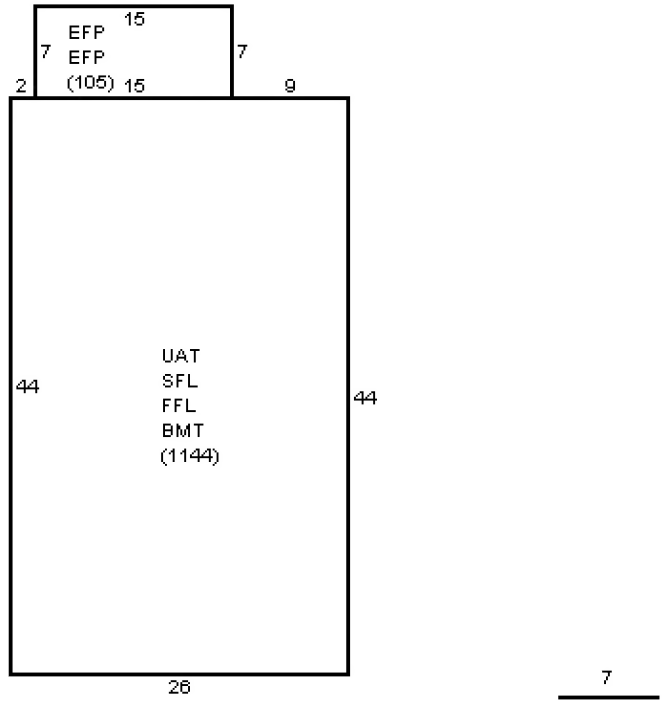
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	199.31
Special Features:	0	Val/Su Net:	128.16
Final Total:	503400	Val/Su SzAd	220.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	59.790	68,404
FFL	First Floor	1,144	199.310	228,013
SFL	Second Floor	1,144	199.310	228,013
UAT	Upper Attic	286	79.720	22,801
EFP	Enclos Porch	210	40.130	8,427

Net Sketched Area:	3,928			Total:	555,658
Size Ad	2288	Gross Area	4786	FinArea	2288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1939	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	14X22	A	AV	2016	3.47	T	5	104			1,000			1,000

More:	N	Total Yard Items:	6,100	Total Special Featues:		Total:	6,100